

Know all Men by these Presents,

02620.1

That Edward L. White and Anne F. White husband and wife, both of Waterville, County of Kennebec and State of Maine.

in consideration of One Dollar (\$1.00) and other valuable considerations,

paid by Mary M. Druding

TRANSFER
TAX
PAID

whose mailing address is 49 Hedges Avenue, Catham, New Jersey 07928

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Mary M. Druding

her heirs and assigns forever, a certain lot or parcel of land situated in Waterville in the County of Kennebec and State of Maine, located at the inter-section of Blue Jay Way right of way and Pleasant Hill Drive right of way bounded and described as follows:

Beginning at a point marking the intersection of the southerly side of Blue Jay Way right of way and the easterly side of Pleasant Hill Drive right of way at an iron pin at the northwesterly corner of Lot 37 as shown on subdivision plan, dated June, 1977, titled Ridge Road Development, Waterville, Maine, and recorded in the Kennebec County Registry of Deeds, File No. D-77074; thence North 66°47' 00" East one hundred eighty-two and four tenths (182.4) feet along Blue Jay Way right of way to an iron pin at the northeasterly corner of said Lot 37; thence South 10° 13' 59" East one hundred seventy-nine and fifty-three hundredths (179.53) feet by the westerly sideline of Lot 36 as shown on said plan to an iron pin at the southeasterly corner of said Lot 37; thence South 66°47'00" West one hundred seventy-eight and five tenths (178.5) feet by the northerly sideline of Lot 38 as shown on said plan to an iron pin at the southwesterly corner of said Lot 37; thence North 09°45'58" West one hundred twenty-two and sixty-six hundredths (122.66) feet along Pleasant Hill Drive right of way to an iron pin marking beginning of a curve having a radius of three hundred (300) feet; thence by said Pleasant Hill Drive right of way fifty-six and twenty-six hundredths (56.26) feet to the point of beginning.

Meaning and intending to describe Lot 37 as shown on subdivision plan, dated June, 1977 titled Ridge Road Development and recorded in the Kennebec County Registry of Deed, File No. D-77074.

Being a portion of the premises conveyed by President and Trustees of Coburn Classical Institute to James A. McBrady by deed dated January 6, 1976 and recorded in the Kennebec County Registry of Deeds in Book 1877, Page 31.

This conveyance is made subject to the conditions and restrictions that the grantees, their heirs and assigns, and the survivor of them and the heirs and assigns of the survivor of them, shall never erect, permit to be erected or maintained on the granted premises at any one time more than one dwelling house and one private garage or any structure which shall be used or occupied for any purpose other than a private dwelling house or garage; and that no such dwelling house shall have a living space floor area of less than one thousand four hundred (1,400) square feet.

Until January 1, 1989, no buildings or other structures of any kind shall be erected, placed or allowed to stand upon the granted premises unless and until the plans, specifications and locations thereof shall have been approved in writing by the grantor, his heirs or assigns, or his duly authorized agent.

Meaning and intending to convey the same premises conveyed by James A. McBrady to Edward L. White and Anne F. White by Warranty Deed dated December 1, 1978 and recorded in the Kennebec Registry of Deeds in Book 2170, Page 283.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Mary M. Druding, her

heirs and assigns, to them and their use and behoof forever.

And we do **rennunt** with the said Grantee, her heirs and assigns, that we lawfully seized in fee of the premises, that they are free of all encumbrances that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Edward L. White

and Anne F. White

~~husband~~/wife of the said Edward L. White

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seal this seventh day of the month of October, A.D. 1987.

Signed, Sealed and Delivered

in presence of

Warren M. Poirer (H. Poirer)
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.....
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Edward L. White
Anne F. White
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State of Maine, County of Kennebec ss. October 7, 1987.

Then personally appeared the above named Edward L. White and Anne F. White

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Warren M. Poirer
.....
Notary Public
Attorney at Law

Printed Name, Warren M. Poirer

RECEIVED KENNEBEC SS.
1987 OCT -8 AM 9:00
RECORDED FROM ORIGINAL

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